

How did the study measure the condition of facilities?

What are the accepted “industry” FCI standards? (Facilities Condition Index “FCI”, a lower score indicates better conditions.)

FCI less than 5% - “Good” Condition

FCI of 5 to 10% - “Fair” Condition

FCI greater than 10% - “Poor” Condition

What are surrounding states doing to address the issue?

- North Carolina - Similar study estimated need for about \$7 billion over 10 years; state passed statewide \$3 billion bond issue in 2000 and also appropriated about an additional \$100 million to date. At the time of the N.C. study, the University of North Carolina had an FCI of 11 percent (poor).
- Arkansas, Florida, and Georgia - All have systematic reinvestment plans to address facilities upkeep and capital renewal (1.5%, 1.5%, and \$25 million annually, respectively).

For more information about the VFA Facility Condition

Assessment & Space Study, contact Sherron Jackson at (502) 573-1555 ext. 224 or sherron.jackson@ky.gov.



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VFA: Facility Condition Assessment & Space Study Project



What is the purpose of the study?

Nationally recognized experts independently analyzed the capital needs of the postsecondary system for the purpose of planning for 2020 reform success. The study assessed over 700 buildings related to about 63 percent of the system's square footage. The 2020 projections for educational attainment were used to scope out the needs in the system for the next 15 years.

The study's purpose was to address three critical capital infrastructure questions:

Condition

What is needed to bring the condition of current facilities up to industry standard of "good" condition?

Adequacy

How do we make sure the facilities fit their intended purposes?

Capacity

How much more space do we need between now and 2020 to succeed in reform?



What did the study find?

- Most of Kentucky's buildings are over 30 years old and their current condition is consistent with their age. As good stewards, institutions extended the life of building systems well beyond the expected life cycle.
- Compared to the accepted industry standards, Kentucky's facilities are in poor condition with a current facility condition score of 22 percent; but if left unaddressed, it will be twice as high – 36 percent in five years compared to the average of 18 percent for other institutions reviewed by the consultant.
- Many of the systems in these aging buildings have exceeded useful life expectancies but now need attention.
- State investment will be needed over the next several biennia to improve the condition of existing space, to ensure enough new space is available for current and projected student enrollment, and to align existing space with modern educational standards.
- The study develops a long-term funding plan to span the next 15 years that balances needs in the three critical areas: (1) over \$5.3 billion for system renewal or condition, (2) \$860 million for adequacy or fit for use, and (3) \$6.4 billion in capacity building.

What does this mean for Kentucky?

- The findings and cost estimates suggested in the study will be used to inform long-range planning efforts by the Council on Postsecondary Education and postsecondary institutions.
- The details of the study will be used to develop an action plan and to inform the capital priorities of the system starting with the 2008-10 budget recommendation.
- The Council will work with the institutions to develop long-term strategies to improve institutional investments for maintaining facilities consistent with industry best practices.
- The Commonwealth and postsecondary education system will need to infuse a significant amount of resources to address current and future needs of postsecondary education facilities.

